

SCPLOA BOARD of DIRECTORS MEETING
July 8, 2023, 10:00 am Mountain Time

Meeting held at Swains Creek Pines Pavilion, and also via Zoom test.

1. Welcome & Introductions:

Chairwoman Gina Chapman called the meeting to order at 10:07 AM.

The Board held an Executive Session on July 8, 2023, to discuss legal, personnel and collections.

Confirmation of Quorum.

Present: Gina Chapman, Chairwoman; Cheryl Case, Secretary.

Board Members: Alan Zellhoefer, Dan Crowther, and Devon Kampshoff.
Lucas Jorgensen, Manager. Hannah Lewis of CAM.

Not present: Michael Lucero, Vice Chairman; Janelle Pearce, Treasurer;
Board Members Lisa Lattimore and Crystal Rock.

2. Secretary’s Report & Approval of June 17, 2023, Minutes:

Cheryl presented the meeting minutes. Dan moved to approve the minutes.
Alan seconded. Motion carried.

3. Treasurer’s Report provided by Gina Chapman on behalf of Janelle Pearce.

General checking	\$100,886.25	Playground fund	\$5,215.71
Fire Fund	\$1,001.87	Petty cash	\$ 203.69
Pond Fund	\$1,838.56	Reserve	\$116,870.61

Operating Fund Money Market \$23,490.80
A/R still owing \$30,830.00

Cheryl moved to accept the Treasurer’s Report. Alan seconded. Motion carried.

4. Manager’s Report: Lucas Jorgensen

A cabin was broken into by a person who had worked on that cabin.

Cattle have been in the development. A Lot Owners drove an ATV on the meadow while helping Lucas move the cattle out. Lucas took responsibility for that, and clarified driving on the meadow is prohibited. Cattle may be herded out on foot.

A cabin was vandalized over the winter.

Cedar Mountain Fire Protection District Fire Chief Forrest Barnard present.

Chief Barnard thanked all for their participation with the Fire Department Event, which was held along with Stop, Shop & Swap.

There was a cabin fire within Swains Creek.

Fire Pit inspections and defensible space reviews can be requested on their website.

Please post your addresses inside your cabins, and outside.

COMMITTEE REPORTS:

I. Finance Committee – Janelle Pearce, Chairman; Lisa Lattimore, Vice Chairman; Crystal Rock to assist. Gina Chapman.

- a. Budget Report - Major expenses this month included \$5,234 for fish stocking, \$6,350 for gravel and road base, and \$509 for fencing materials. Revenue collected from Stop, Shop & Swap was \$1,358. Proceeds will go toward fish stocking.
- b. Reserve to Preserve – Expenses included completion of the Pavilion concrete and picnic tables. Old tables were sold to offset some of the costs.
- c. Status of Collections/Liens – Accounts Receivable total is \$30,830. \$7,955 is past due assessments. \$19,920 is Fines. \$2,655 is Late Fees.

II. Legal Committee – Gina Chapman, Chairman; Janelle Pearce, Vice-Chairman, Alan Zellhoefer and Cheryl Case to assist. Gina Chapman.

- a. General Update on Legal Issues – no report.
- b. Report on Bylaw Updates – Work continues on updating the Bylaws.
- c. Update on BIDR, LLC, “The Reserve at Swains Creek” Project. Lisa Bolduc reported an Appeal Hearing of the Kane County Decision is set for 7.27.23.
- d. 2023 Recruitment for Board Member Candidates – Candidates are needed.

III. Facilities & Architectural Committee – Dan Crowther, Chairman; Lisa Lattimore, Vice-Chairman; Gina Chapman, Lucas Jorgensen and Devon Kampshoff to assist

- a. General Facilities Update – Lucas Jorgensen.
New gravel is down, pillars at the pavilion have been painted, cattle fence is being repaired. New picnic tables were assembled with help from the Fire Department. The cost of fish is now \$7 per pound, the fish hatchery can only provide one more plant this year.
Reducing the number of fish per lot/permit was discussed.
- b. Report on Architectural Requests & Procedures – Dan & Lisa.
There have been some new ARC Requests this month, none for new cabins.

IV. Community Relations & Events Committee – Michael Lucero, Chairman; Lisa Lattimore, Vice-Chairman; Steve & Gina Blackburn and Jessica Russo to assist

- a. Update on Upcoming & Past Events – Michael Lucero. Gina Chapman.
Stop, Shop & Swap was a success.
- b. Annual Lot Owners Meeting, Election & Pot Luck – Saturday, September 2 at

1pm. On schedule.

- c. Camp Golden Eagle – Sunday, September 3 (Registration 9am; Camp starts 10am to 3pm.) Stephanie Malburg to oversee Camp. More info to be provided.

V. Swains Creek Fire Council – Alan Zellhoefer, Chairman; Devon Kampshoff, Vice-Chairman; Lisa Lattimore and Teresa Zellhoefer to assist

- a. Fire Council and CMFPD Activities – Alan Zellhoefer
Fire restrictions are expected this season; information will be on the website.
- b. Update on Kane County Special Service District Activities. The Fire Board may request an increase, possibly \$35 per year, for snow removal fees.

VI. OLD BUSINESS – DISCUSSION & POSSIBLE ACTION: Gina Chapman.

- a. Update on Renovation of Pavilion BBQ – on hold.
- b. Update on Drainage Culvert and Cover at Parking Entrance – area has been re-graded; a culvert may not be needed.
- c. Update on Gravel for Pavilion/Barn Parking Lot – smaller gravel has been used.
- d. Proposal to Repair Damaged Grass Area Behind Pavilion – volunteers raked the area; the area will be seeded soon.
- e. Proposal Regarding Swains Creek Pines Signage – pending.

VII. NEW BUSINESS – DISCUSSION & POSSIBLE ACTION: Gina Chapman.

- a. Facebook Rules. Rules are posted on Facebook and were read at the meeting. Letter to be sent to Lot Owners regarding multiple Facebook accounts.
- b. Sharing of Community Information with Realtors – The CCRs and ARC Guidelines are on our website.

VIII. OPEN FORUM: Lot Owners to Address the Board (limited to 3 minutes per person)

The Board addressed questions regarding the Reserve Account, the trailer on BIDR property, the cattle gate at the south end of Swains Creek, and repair of street signs.

IX. 2023 MEETING SCHEDULE: August 12; Annual Meeting September 2 at 1pm; October 7; January 13, 2024 (Time and Location TBD)

All meetings are held at 10am (Utah time) at the Barn/Pavilion unless otherwise specified.

X. ADJOURN Gina moved to adjourn. Alan Seconded. Motion carried. Meeting adjourned at 11:42 AM.